074.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	751,000 / 751,000
					USE VALUE:	751,000 / 751,000
					ASSESSED:	751,000 / 751,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AZNAVOURIAN STEVEN E/TRUSTEE
Owner 2:	RIDGE STREET ARLINGTON TRUST
Owner 3:	
Street 1:	90 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AZNAVOURIAN STEVEN E -
Owner 2:	-
Street 1:	90 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,700 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 1608 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9700.000	253,300		497,700	751,000
Total Card	0.223	253,300		497,700	751,000
Total Parcel	0.223	253,300		497,700	751,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.16 | /Parcel: 467.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 46836
GIS Ref:
GIS Ref:
Insp Date: 10/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 074.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	253,300	0	9,700.	497,700	751,000	751,000	Year End Roll	12/18/2019
2019	101	FV	253,900	0	9,700.	497,700	751,600	751,600	Year End Roll	1/3/2019
2018	101	FV	253,900	0	9,700.	426,600	680,500	680,500	Year End Roll	12/20/2017
2017	101	FV	253,900	0	9,700.	398,200	652,100	652,100	Year End Roll	1/3/2017
2016	101	FV	253,900	0	9,700.	341,300	595,200	595,200	Year End	1/4/2016
2015	101	FV	209,700	0	9,700.	305,700	515,400	515,400	Year End Roll	12/11/2014
2014	101	FV	209,700	0	9,700.	283,000	492,700	492,700	Year End Roll	12/16/2013
2013	101	FV	209,700	0	9,700.	269,800	479,500	479,500		12/13/2012

!6207!

PRINT: Date 12/10/20 | Time 21:00:35

LAST REV: Date 01/23/19 | Time 15:27:37 | apro

PAT ACCT. 6207

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AZNAVOURIAN STE	69385-74		6/5/2017	Convenience	1	No	No		
AZNAVOURIAN AUD	69385-70		6/5/2017	Estate/Div		No	No		
REALTY CONSTRUC	9870-242		8/16/1961		26,000	No	No		Death Cert Vahan Aznavourian bk 12326 pg 589

USER DEFINED

Prior Id # 1:	46836
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2018	423	Inter-De	2,000	C				
4/24/2017	470	Redo Kit	25,600	C				
1/3/2008	4	Re-Roof	7,675			G9	GR FY09	
5/8/2002	342	Wood Dec	5,000	C				REBUILD WDK-SAME S

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
2/18/2009	Meas/Inspect	163	PATRIOT
10/24/2000	Hearing N/C	201	PATRIOT
11/18/1999	Inspected	267	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9700		Sq. Ft.	Site		0	70.	0.73	4									497,700						497,700	

Total AC/HA: 0.22268 | Total SF/SM: 9700 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 497,700 | Spl Credit | Total: 497,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	26 - Wood	2	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01504993
Adj $ / SQ:	130.180
Other Features:	79065
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367082
Depreciation:	113795
Depreciated Total:	253286

COMMENTS

WATER PROBLEM IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

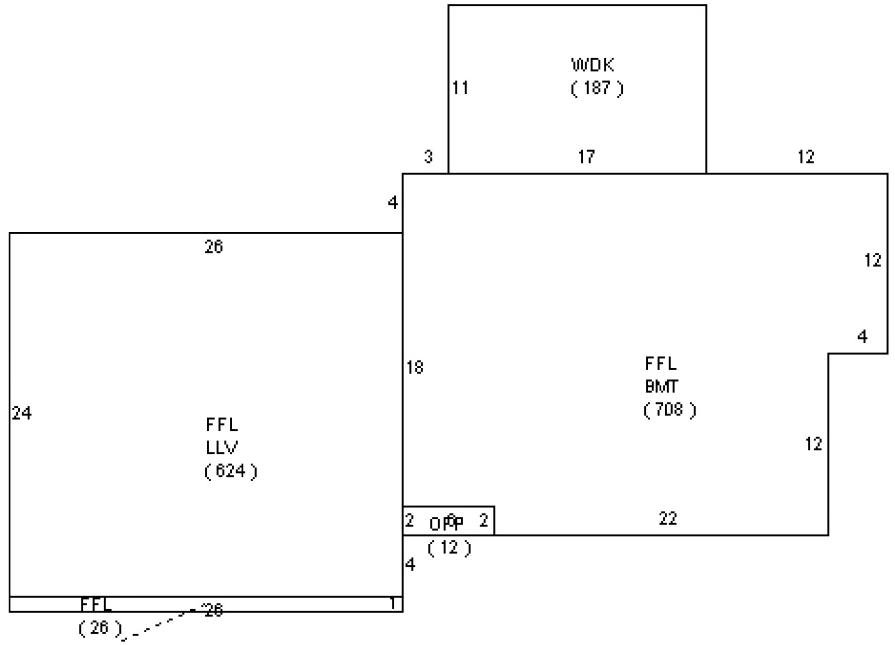
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.20
Special Features:	0	Val/Su Net:	87.68
Final Total:	253300	Val/Su SzAd	186.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,358	130.180	176,785
BMT	Basement	708	39.050	27,650
LLV	Lower Level	624	76.160	47,521
WDK	Deck	187	11.520	2,154
OFP	Open Porch	12	44.660	536

Net Sketched Area:	2,889			Total:	254,646
Size Ad	1358	Gross Are	2889	FinArea	1608

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
01	FOUNDATION	D	Y	1		AV	A	1985	0.00	T	0	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	